REPORT - PLANNING COMMISSION MEETING
September 12, 2002

Project Name and Number: **Vista Grande Preliminary Grading Plan (PLN2002-00325)**

Applicant: Ramesh Karipineni

Proposal: A Preliminary Grading Plan for a 19-lot subdivision and public street. The project implements an approved Vesting Tentative Map (VTM 6546) and Planned District (P-90-17). The previously approved Preliminary Grading Plan (GP-90-16) has since expired.

Recommended Action: Approve based on findings and subject to conditions.

Location: Off 44110 Hunter Lane in the Mission San Jose Planning Area.

Assessor Parcel Numbers: 513-0325-005-00, 513-0325-006-00

Area: 11 acres

Owner: Ramesh Karipineni

Agent of Applicant: Wayne Leach, CSW/Stuber-Stroeh Engineering Group

Consultant: Wayne Leach, CSW/Stuber-Stroeh Engineering Group

Environmental Review: A Mitigated Negative Declaration (EIA-90-92) was adopted for this project in 1991. Due to the Mission Peak Landslide and new geotechnical information related to the project site, an Initial Study and Subsequent Mitigated Negative Declaration were prepared for this Preliminary Grading Plan application.

Existing General Plan: Very Low Density Residential, and Low Density Residential (0.5 – 1.5, and 2-3.5 dwelling units per acre), Hill Face Open Space.

Existing Zoning: Planned District, P-90-17(R)

Existing Land Use: Undeveloped.

Public Hearing Notice: Public hearing notification is applicable. A total of 156 notices were mailed to owners and occupants of property within 1000 feet of the site on the following streets: Highland Terrace, Fawn Court, Cameron Hills Court, Owl Court, Linda Vista Terrace, Woodside Terrace, Hunter Lane, Mission Boulevard, Vista Del Mar, Linda Vista Road, Hunter Terrace, View Point Circle, Hunter Place, Poulard Court, Overlook Terrace, Highland Place, Aguila Terrace, Vista Del Sol, Cougar Circle, Montclaire Terrace, Pilgrim Loop, Chantecler Drive, View Point Court, Vista Hill Terrace, Vista Cerro Terrace, and Montevideo Circle. The notices to owners and occupants were mailed on August 30, 2002. A Public Hearing Notice was delivered to The Argus on August 28, 2002 to be published by August 30, 2002.

In addition, a Notice of Preparation of a Draft Subsequent Mitigated Negative Declaration was delivered to The Argus on August 12, 2002.

Background and Previous Actions: The Planning Commission conditionally approved Preliminary Grading Plan GP-90-16 on October 10, 1991. On this same date, Planning Commission recommended, to City Council, Planned District P-90-17 and Mitigated Negative Declaration EIA-90-92. On November 19, 1991, the City Council approved Planned District (P-90-17) and a Preliminary Grading Plan (GP-90-16) for the development of a proposed twenty-one lot subdivision, to accommodate 19 residential units. This previously approved grading plan has since expired and the applicant is seeking a new Preliminary Grading Plan approval at this time.

The previous preliminary grading plan approval included the following condition:

- Condition of approval 13 of GP-90-16: The approval of the grading plan by the Planning Commission shall terminate two years from the date of Planning Commission approval.

The subsequent approval of Vesting Tentative Tract Map 6546 included the following condition:

- Condition of approval 2 of Vesting Tentative Tract Map 6546 (TR-6546): Conformance with P-90-1 (Site Plan Exhibit "B"), and all the conditions of approval of P-90-17 and Preliminary Grading Plan GP-90-16.

According to condition 13 of GP-90-16, the preliminary grading plan expired on October 10, 1993. To conform to the conditions of Vesting Tentative Tract Map 6546, the applicant has submitted this preliminary grading plan application in order to replace the previously approved Preliminary Grading Plan GP-90-16. The conditions of approval for GP-90-16, as well as other conditions, have been incorporated into this application.

On September 24, 1992, the Planning Commission approved Vesting Tentative Tract Map 6456, for subdivision of the subject property in the manner conceptually approved by P-90-17. The map was valid for two years and was then automatically extended by legislative action for an additional three years to September 24, 1997. The Planning Commission approved five time extensions for this VTTM 6456 on October 23, 1997, November 19, 1998, November 18, 1999, October 26, 2000, and November 29, 2001. The fifth and final time extension will expire on September 24, 2002.

Project Description: The applicant is requesting approval for a Preliminary Grading Plan to create 19 single family lots and a new public street. The previously approved Preliminary Grading Plan has expired and staff has required additional geotechnical analysis due to the Mission Peak Landslide which occurred in March 1998. The geotechnical conditions on the site have been further analyzed by the applicant's consultant, Terrasearch, and the report, conclusions and recommendations have been approved by the City's geotechnical consultant.

Project Analysis:

- **General Plan Conformance:** The existing General Plan land use designations for the project site are Very Low Density Residential, and Low Density Residential (0.5 to 1.5, and 2 to 3.5 dwelling units per acre), and Hill Face Open Space. The proposed project is consistent with the existing General Plan land use designation for the project site because this Preliminary Grading Plan for the creation of 19 new single-family lots implements the following General Plan Goals, Objectives and Policies:

  Housing Goal H2. High Quality and Well-Designed New Housing of All Types throughout the City.

  Health and Safety Objective HS 1.1. Development which responds to and minimizes geologic hazards.

  Health and Safety Policy HS 1.1.2. Require proposed new development in areas of potential geologic hazard identified on Figure 10-1, Slope Instability Map, of the General Plan to evaluate geologic hazards and sufficiently mitigate hazards through site planning, appropriate construction techniques, building design and engineering.

- **Zoning Regulations:** The Fremont Municipal Code 8-4108(a)(1) requires a Preliminary Grading Plan be approved by the Planning Commission for projects involving over 1,000 cubic yards of fill. The proposed Preliminary Grading Plan implements the creation of 19 single-family lots approved by Planned District, P-90-17 and Vesting Tentative Tract Map 6456.

- **Circulation/Access Analysis:** Access to the project site is from Hunter Lane, an existing minor residential public street. Vesting Tentative Tract Map 6546, approved by Planning Commission on September 24, 1992, proposed a new public street, Vista Grande Court, to provide access to the majority of the proposed lots. Vista Grande Court will be a new public cul-de-sac street with a pavement width of thirty-six feet and a right-of-way width of fifty-six feet.

In October 1993, Planning Commission approved Tentative Parcel Map 6595 and Private Street PS-94-1. The tentative parcel map divided the seventy-two acre parcel into four parcels and provided a private street, Vista Grande Terrace, from Hunter Lane. Vesting Tentative Tract Map 6546 coincides with Lot 3 and Lot 4 of Parcel Map 6595. Vista Grande Terrace will be automatically quitclaimed when the final map for Tract 6546 is recorded.

The required right-of-way dedications and street improvements for both Hunter Lane and Vista Grande Court were conditioned with the approval of Planned District P-90-17.

Grading & Topography: The topography of the site is hilly and generally sloping to the southwest, with elevations ranging between 400 feet at the western portion adjacent to Hunter Lane, and 576 feet above mean sea level at the eastern limits of the 11-acre site. The proposed finished grades for the lots range between ten percent and twenty-three percent.

The grading plan includes proposed slopes that exceed three horizontal to one vertical (3:1) on lots 13, 14, and 17. Planned District P-90-17 does not permit slopes in excess of 3:1. A condition of approval has been included requiring the developer to revise the proposed grading to comply with the planned district requirements (Condition 7).

The estimated grading quantities for this project as proposed include 54,500 cubic yards of cut (including roadway excavation and trench spoils) and 39,700 cubic yards of fill, for a total of 94,200 cubic yards of grading. The difference between cut and fill is 14,800 cubic yards of off-haul. Of the 94,200 cubic yards total, approximately 76,000 cubic yards of grading is proposed to mitigate the mudflow identified by the Project Geotechnical Engineer. See "Development Policy for the Mission Peak Slide Area" for more information regarding the mudflow mitigation.

Development Policy for the Mission Peak Slide Area: On February 22, 2000, the City Council adopted the Development Policy for the Mission Peak Landslide Area. The policy has established requirements necessary for the issuance of permits for development and improvement of property in areas, which have been identified by the consultants as being "most" or "generally" susceptible to landslides in the Mission Peak Landslide Area. The policy includes a map entitled "Relative Landslide Susceptibility". The areas affected by the Mission Peak Landslide were given the following slide susceptibility categories: Area 1 (Least Susceptible Area); Area 2 (Marginally Susceptible Area); Area 3 (Generally Susceptible Area); and Area 4 (Most Susceptible Area).

The proposed development is within the area which may be affected by the Mission Peak slide. The approval by the Commission of the extension of time request in 1998 for the subject vesting tentative tract map included Condition No. 25 which specifically stated: "The development on the individual lots of Vesting Tentative Tract Map 6546 shall comply with those recommendations of the Geotechnical Report for the Mission Peak Landslide when issued, and as adopted by the City, and as applicable to individual lots."

The applicant's geotechnical consultant, Terrasearch, Inc., determined that the site is predominantly in Area 2 (Marginally Susceptible Area), with small portions of the site in Area 1 (Least Susceptible Area) and in Area 3 (Generally Susceptible Area). The adopted Development Policy for the Mission Peak Landslide Area requires that prior to the approval of any subdivision or other land use entitlements or the issuance of any building or grading permit, properties, any portion of which are in "Relative Landslide Susceptibility Areas 3 and 4 shall be subject to the following policies and procedures:

A. Property shall be considered as constrained land as defined in existing ordinances, unsuitable for construction, unless otherwise demonstrated by special studies. Prior to finding a permit application complete, the applicant shall submit a special study, which the City's peer reviewer has found adequate and complete.

B. Special studies for landslides shall mean a detailed site specific comprehensive engineering geological and geotechnical investigations for the proposed development addressing underlying soil conditions, landslide history, slope stability, potential for future slides, impact of the proposed development on adjacent properties, locations of nearby faults, potential impact of seismic activity on the site to induce landslides and proposed mitigation measures.

C. Special studies for potential hazards from debris flow and zones of flooding and rapid sedimentation may include all or portions of the studies required for landslides, identified in paragraph B above, with additional study focusing on potential debris flow sources, extent of impact on the proposed development, hydrology and storm runoff evaluation and mitigation measures. The extent of such studies is to be determined by the City Engineer.

D. Special studies shall only be conducted by California licensed professional engineering geologists or geotechnical engineers possessing expertise in landslide and debris flow evaluation and civil engineers for hydrology and storm runoff calculations.

E. Special studies shall require a peer review. The peer review is to be done under the City's direction with all costs borne by the applicant.

F. More specific requirements on properties in higher risk areas for landslides may be required (i.e., installation of inclinometers and other special monitoring equipment).

G. Prior to issuance of any permits, a recorded waiver of liability and hold harmless agreement satisfactory to the City Attorney shall be completed.

Since 1990, several reports have been done for both the project site and the adjacent Alameda County Water District Mayhew Reservoir. A landslide northeast (upslope) of the Mayhew Reservoir was repaired in 1994-1995. Terrasearch, Inc. submitted a final report, dated June 10, 2002, and revised July 24, 2002, to the City for review. The City Geotechnical Consultant (Cotton, Shires, and Associates) has conditionally approved the final report. The City Geotechnical Consultant's review letter is included as an informational enclosure.

Terrasearch has concluded that four geotechnical features are present and need to be addressed prior to residentially developing the project site. These four geotechnical features and proposed mitigations are as follows:

Highly expansive near-surface clay soils: Grading and foundation design parameters have been included in the project geotechnical report. The subdivision improvement plans and all proposed building plans shall adhere to the recommendations of the project geotechnical report to mitigate the potential effects of expansive soils on the site.

Undocumented organically contaminated fill: The undocumented fill must be removed during grading. The material can be reused on site, depending on the organic content.

Relic landslide feature along the rear of lots 7 and 8: Special geotechnical consideration/foundation design is required for any residential structures that extend into the area mapped in the project geotechnical report.

Mudflow material beneath the northern portion of the site (lots 11 through 17): Terrasearch identified four different mitigation options for the mudflow. Each of the options is intended to separate the project site from any future landslide movement north of the project. The mitigation options are:

1. Drilled Piers: Drill a row of piers along the north property line. The proposed concrete piers would be 3-foot diameter and from 25 to 30 feet deep. Installation of approximately 160 piers would be required. The piers are to be spaced at 6 feet on center.

2. Mass Excavation: Excavate a strip of the mudflow material and recompact the excavation with engineered fill. The excavation would be a minimum thirty feet wide.

3. Slurry Trench: Construct a "slurry cut off trench" along the northern property line, extending 10 feet below the base of the mudflow deposit

4. Sheet Pile Wall: Drive sheet pile wall along the north property line extending 10 feet below the base of the mudflow deposit.

Regarding their proposed mudflow mitigations, Terraseach concluded: "It therefore appears that the most practical mitigation is grading (option 2)." The City Geotechnical Consultant has determined that the Drilled Piers (option 1) is geotechnically viable and that the Mass Excavation (option 2) may or may not be viable. The preliminary grading plan proposes Mass Excavation on the Mudflow Material Mitigation Plan (sheet C3).

The City Geotechnical Consultant has identified two potential problems with the Mass Excavation option. The first is that the mudflow is located adjacent to the Alameda County Water District Mayhew Reservoir (District). The District may not support this option and it is questionable that the Mass Excavation could occur without encroaching into District property. The second problem is, that after excavation, the engineered fill must be made strong enough such that an upper wedge area of the fill does not deform within the subdivision property in response to the adjacent landslide movement.

Geotechnical Conditions of Approval: The following conditions of approval are included to address the mitigations proposed in the project geotechnical report and the mitigations suggested by the City Geotechnical Consultant:

- The subdivision improvement plans, including the mudflow repair plans and all landslide repair plans, shall be reviewed and approved by the Project Geotechnical Consultant for conformance with the design recommendations contained in the project geotechnical report and for conformance with standards of good geotechnical practice. Upon their approval, the Project Geotechnical Consultant shall submit a letter with the results of their plan review and a copy of the approved plans to the City of Fremont for review and approval by the City Engineer and the City Geotechnical Consultant. (Condition 24)

- Prior to approval of any grading permit for the project, the mudflow repair plans shall be submitted to the City for review and approval by the City Engineer and City Geotechnical Consultant. (Condition 25)

- Lot 20 has not been approved for residential development. Lot 20 shall remain undeveloped until such time as the Alameda County Water District and the City of Fremont have determined the soils in the vicinity of the Mayhew Reservoir are capable of supporting residential development, including associated roadways. (Condition 26)

- Grading, drainage, and building design shall conform to the recommendations in the approved project geotechnical report. (Condition 27)

- An identified shallow landslide exists upslope of Lot 10, Lot 11, and Lot 12. Landslide repair plans shall be prepared and submitted as part of the subdivision grading plans, subject to review and approval of the City Engineer and the City Geotechnical Consultant. (Condition 28)

- The shallow landslide contained in Lot 12 and Lot 13 must be detailed for stabilization as part of subdivision grading, subject to review and approval of the City Engineer and the City Geotechnical Consultant. (Condition 29)

- The southern portions of Lot 7 and Lot 8 contain a mapped old landslide. Future residential development plans on Lot 7 and Lot 8 shall be reviewed and approved by the City Geotechnical Consultant to verify that these special conditions are adequately mitigated. (Condition 30)

Drainage: The drainage for the proposed development will be handled by an existing storm drainage system located in Hunter Lane. The drainage system for the project consists of a series of concrete v-ditches, underground storm drain pipes, through-curb drains, and a proposed detention basin on lot 18. The proposed drainage system, although shown on the preliminary grading plan, is not approved with the preliminary grading plan. The drainage system shall be subject to approval of the City Engineer and the Alameda County Flood Control and Water Conservation District. The City Geotechnical Consultant shall also review the drainage system for conformance with the project geotechnical report.

Urban Runoff Clean Water Program: The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. Adopted regulations require

discharges of storm water associated with new development and construction to submit a Notice of Intent (NOI) to the State of California for activities disturbing more than five acres of land. The NOI is to include the development and implementation of a storm water pollution prevention plan emphasizing best management practices. The applicant will comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.

Development Impact Fees: This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park facilities, park dedication-in-lieu, capital facilities and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance.

Environmental Analysis: An Initial Study and Mitigated Negative Declaration were previously approved for this project in 1991 (EIA 90-92). In 1998 the Mission Peak Landslide occurred in the Fremont hill area. The 1998 Mission Peak Landslide Study (dated February 2000), conducted by Geolith Consultants on behalf of the City identified and mapped numerous historic landslides and areas susceptible to landslides. The proposed project is within the area which may be affected by the Mission Peak slide. This Initial Study and Draft Subsequent Mitigated Negative Declaration evaluates only this new geotechnical information which was not known and could not have been known at the time the previous Mitigated Negative Declaration was adopted in 1991. All prior mitigation measures identified in the 1991 Mitigated Negative Declaration still apply (unless specifically superceded by these new mitigation measures).

The Draft Subsequent Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures have been included as conditions of approval for this project. A more detailed description of the potential impacts is provided within the Initial Study for the project, which is included with this staff report.

A finding is proposed that this project would not have a significant effect on the environment based upon the implementation of the identified mitigation measures. Accordingly, a Draft Subsequent Mitigated Negative Declaration has been prepared for consideration by the Planning Commission.

1. The following mitigation measures address geotechnical issues on the subject property:

    a. Expansive clay soils: The following three mitigation measures will simultaneously provide mitigation for the expansive clay soils at the site.

    b. Undocumented fill: Fill must be removed during grading and if it is determined to contain less than 3% by weight of organic material, it can be reused and replaced as engineered fill. If it contains more than 3% by weight of organic material, it can be used in landscape areas or blended with new material and reused as engineered fill.

    c. Relic Landslide feature: Further investigation by an engineering geologist or geotechnical engineer during grading to confirm the presence or absence of this feature and provide recommendation for mitigating any hazards. Any mitigation recommendations made by the consultant shall be implemented, with the approval of the City Engineer.

    d. Mudflow material: Drill a row of piers along the north property line or excavate a minimum 30-foot wide strip of mudflow material along the north property line within the development area, and recompacting the excavation with engineered fill. A separation material such as geotextile fabric should be placed between the engineered fill and the north side of the property line.

The previous initial study (EIA 90-91) conducted for the project has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources. Based on this finding, a Certificate of Fee Exemption will be submitted with the Notice of Determination after project approval, as required by Public Resources Code section 21089 (see attachment to draft Negative Declaration). The Certificate of Fee Exemption allows the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

Response from Agencies and Organizations: A letter from Alameda County Public Works (dated July 3, 2002) was received for this project. The comments from that correspondence have been incorporated into the conditions of approval (Exhibit "B").

Enclosures: Exhibit "A" (Preliminary Grading Plan)
Exhibit "B" (Findings and Conditions of Approval)
Environmental documents (Initial Study, Draft Subsequent Mitigated Negative Declaration, and Mitigation Monitoring Plan; Previous Initial Study and Mitigated Negative Declaration--EIA 90-92)
Informational (Supplemental Geologic and Geotechnical Review, letter dated September 3, 2002)

Exhibits: Exhibit "A" (Preliminary Grading Plan)
Exhibit "B" (Findings and Conditions of Approval)
Environmental documents (Initial Study, Draft Subsequent Mitigated Negative Declaration, and Mitigation Monitoring Plan; Previous Initial Study and Mitigated Negative Declaration--EIA 90-92)

Recommended Actions:

1. Hold public hearing.

2. Adopt Subsequent Mitigated Negative Declaration and Mitigation Monitoring Plan and find it reflects the independent judgment of the City of Fremont.

3. Find PLN2002-00325 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan as enumerated within the staff report.

4. Approve PLN2002-00325, as shown on Exhibit "A", subject to findings and conditions on Exhibit "B".

EXHIBIT "B"
Findings and Conditions of Approval for
PLN2002-00325 (Preliminary Grading Plan)
Vista Grande Grading

FINDINGS:

The findings below are made on the basis of information contained in the staff report to the Planning Commission dated September 12, 2002, incorporated herein.

1. The proposed project described in the application will not have an appearance, due to the grading, excavation, or fill, substantially and negatively different from the existing natural appearance.

2. The proposed project described in the application is located within the Mission Peak Landslide Area. This property was identified as being predominantly in Area 2 (Marginally Susceptible Area), with small portions of the site in Area 1 (Least Susceptible Area) and in Area 3 (Generally Susceptible Area), by Geolith Consultants Inc., in their report done for the City after the 1998 Mission Peak Landslide. The applicant's geotechnical consultant, Terrasearch Inc., prepared a report, dated June 10, 2002, and revised July 24, 2002. The report includes analysis of the site geotechnical features and specifies mitigations. The City's geotechnical consultant reviewed and approved this report with the conditions that have been incorporated into the Preliminary Grading Plan conditions of approval.

3. The proposed project described in the application will not endanger public sewers, storm drains, water courses, streets, street improvements, or other property; will not interfere with existing drainage courses; and will not result in debris being deposited on any public way. The proposed development will not alter or obstruct the natural flow from abutting properties or divert drainage from its natural watershed. The applicant will be required to submit a plan to control erosion and siltation during and after construction for review and approval by the City Engineer.

4. The proposed project described in the application will not unacceptably affect the health, safety, and or welfare of adjacent residents or landowners, nor the citizens of Fremont.

CONDITIONS:

1. Conformance with Exhibit "A" (Preliminary Grading Plan) and all conditions of approval of Planned District P-90-17.

2. Approval of this preliminary grading plan shall run concurrent with the approval and subsequent extensions of Vesting Tentative Tract Map 6546. Preliminary Grading Plan PLN2002-00325 shall expire upon expiration of Vesting Tentative Tract Map 6546.

3. Approval of this preliminary grading plan does not extend to the final detailed design approval necessary to be accomplished in connection with the development plans.

4. The developer shall provide for a functional drainage system subject to approval of the City Engineer and Alameda County Flood Control and Water Conservation District. The City Geotechnical Consultant shall review the drainage system for conformance with the project geotechnical report.

5. Individual lots shall be provided with a separate underground storm drain system. No overland flow to public roadway systems shall be permitted.

6. Site grading shall not obstruct natural flow from abutting properties or divert drainage from its natural watershed. The drainage area map developed for the hydrology design shall clearly indicate all the areas tributary to the project area.

7. All cut and fill slopes shall be constructed to a maximum of three horizontal to one vertical (3:1). Prior to approval of the final map, the developer shall revise the grading plan to conform to this requirement, subject to review and approval of the City Engineer.

8. Proposed curb elevations for the street system shall not be less than 1.25 feet above the hydraulic grade line (design water surface) and at no point should the curb grade be below the energy grade line. On-site grades are to be a minimum of 0.75 feet above the hydraulic grade line.

9. The applicant shall provide for a functional system to control erosion and siltation during and after construction subject to review and approval by the City Engineer and Alameda County Flood Control and Water Conservation District. A separate plan shall be submitted for this purpose.

10. Prior to final map approval, the applicant shall submit, to the City of Fremont, three (3) copies of the project geotechnical report by Terrasearch, Inc. The project geotechnical report dated June 10, 2002, and revised July 24, 2002, shall be revised to provide a complete and up-to-date table of contents and consistent page and figure numbering.

11. The developer shall obtain a final grading permit in conjunction with the final map. Grading shall be subject to the approval of the City Engineer.

12. A disposal site for the off-site haul dirt materials or source for the import fill shall be approved by the City prior to the approval of the grading permit. The off-site haul route for the excess dirt or import fill shall be subject to the approval of the City Engineer.

13. The applicant shall submit “as-built” plans for the completed grading work for the whole development, including the grading work for each individual lot, prior to issuance of the building permits for lots 1 through 20.

14. All retaining walls shall be limited to a maximum height of three feet. All retaining walls supporting surcharge shall be reinforced concrete or approved equal. Pressure treated wood retaining walls will be allowed for retaining walls 12-inches or less in height.

15. Grading operations shall be in accordance with recommendations contained in the required soils report and be supervised by an engineer registered in the State of California to do such work. City staff will assume inspection responsibility for street grading at a point six inches below planned subgrade.

16. The applicant may be allowed grading deviation up to a maximum of one foot (plus or minus) between the preliminary grading plan and the final grading plan. Deviation over one foot may be referred to the Planning Commission subject to approval of the City Engineer.

17. Prior to the commencement of any sitework for the proposed development, the developer shall provide evidence that a Notice of Intent (NOI) has been submitted in compliance with the State of California Water Resources Control Board Order No. 92-08-DWQ, NPDES permit No. CAS000002.

18. The minimum drainage slope in swales shall be 1.5%. All paved slopes should be a minimum of 0.5%.

19. The development of this site is not to augment runoff to the Zone 6, Line K facilities of the Alameda County Flood Control and Water Conservation District. A modified runoff coefficient of 0.4 was assigned to this site in the hydrology calculations prepared for Tracts 5607 and 5701 to size the storm drain pipes along Hunter Lane. If the proposed development warrants a higher runoff coefficient than the originally assigned value, mitigation measures

will have to be provided, subject to review and approval of the City Engineer and the Alameda County Flood Control and Water Conservation District.

20. The storm drain design of this tract shall be coordinated with the overall storm drain system of the entire tributary area upstream of the proposed project.

21. Hydrology studies for the developed conditions being proposed shall demonstrate that there will be no net increase in the peak runoff produced by the 15-year design storm generated from the site at the point of connection.

22. The applicant shall provide measures to prevent the discharge of contaminated materials into public drainage facilities. It is the responsibility of the applicant to comply with Federal, State, and local water quality standards and regulations.

23. Prior to issuance of any building or grading permits on this site, a detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist must be submitted to the Alameda County Flood Control and Water Conservation District for review.

24. The subdivision improvement plans, including the mudflow repair plans and all landslide repair plans, shall be reviewed and approved by the Project Geotechnical Consultant for conformance with the design recommendations contained in the project geotechnical report and for conformance with standards of good geotechnical practice. Upon their approval, the Project Geotechnical Consultant shall submit a letter with the results of their plan review and a copy of the approved plans to the City of Fremont for review and approval by the City Engineer and the City Geotechnical Consultant.

25. Prior to approval of any grading permit for the project, the mudflow repair plans shall be submitted to the City for review and approval by the City Engineer and City Geotechnical Consultant.

26. Lot 20 has not been approved for residential development. Lot 20 shall remain undeveloped until such time as the Alameda County Water District and the City of Fremont have determined the soils in the vicinity of the Mayhew Reservoir are capable of supporting residential development, including associated roadways.

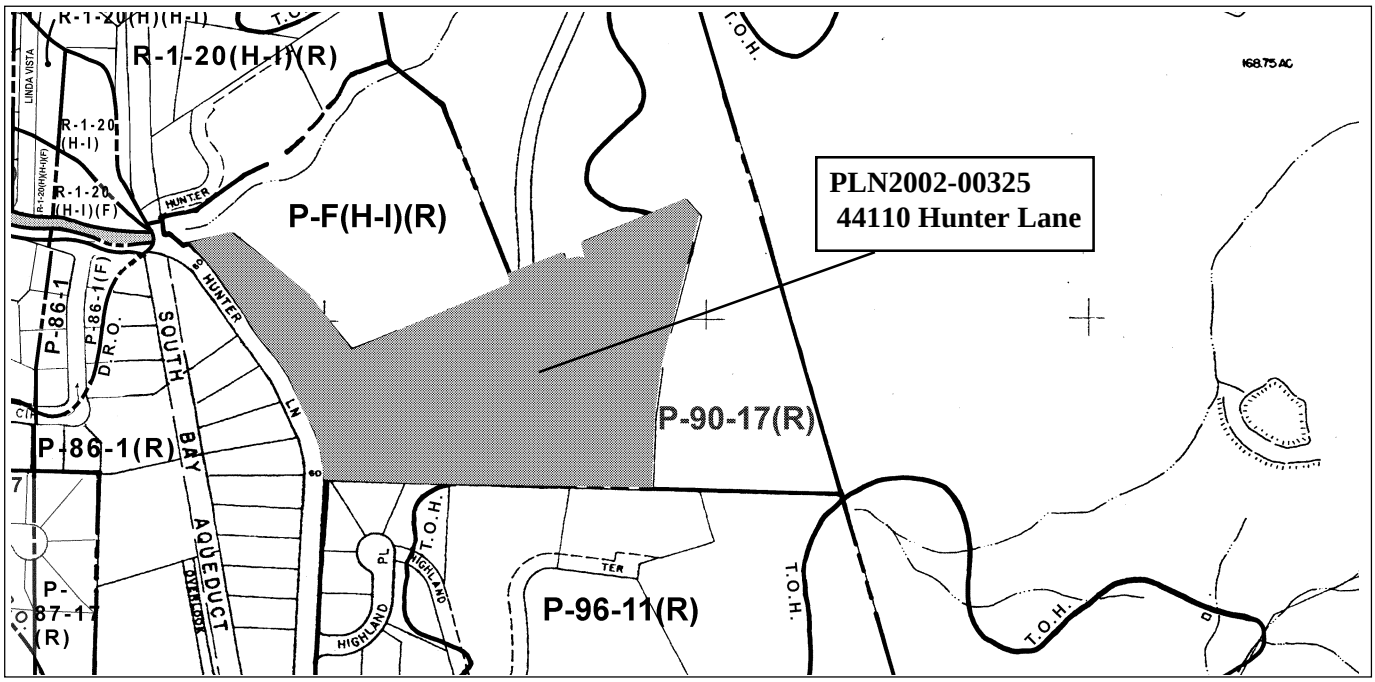
27. Grading, drainage, and building design shall conform to the recommendations in the approved project geotechnical report.

28. An identified shallow landslide exists upslope of Lot 10, Lot 11, and Lot 12. Landslide repair plans shall be prepared and submitted as part of the subdivision grading plans, subject to review and approval of the City Engineer and the City Geotechnical Consultant.

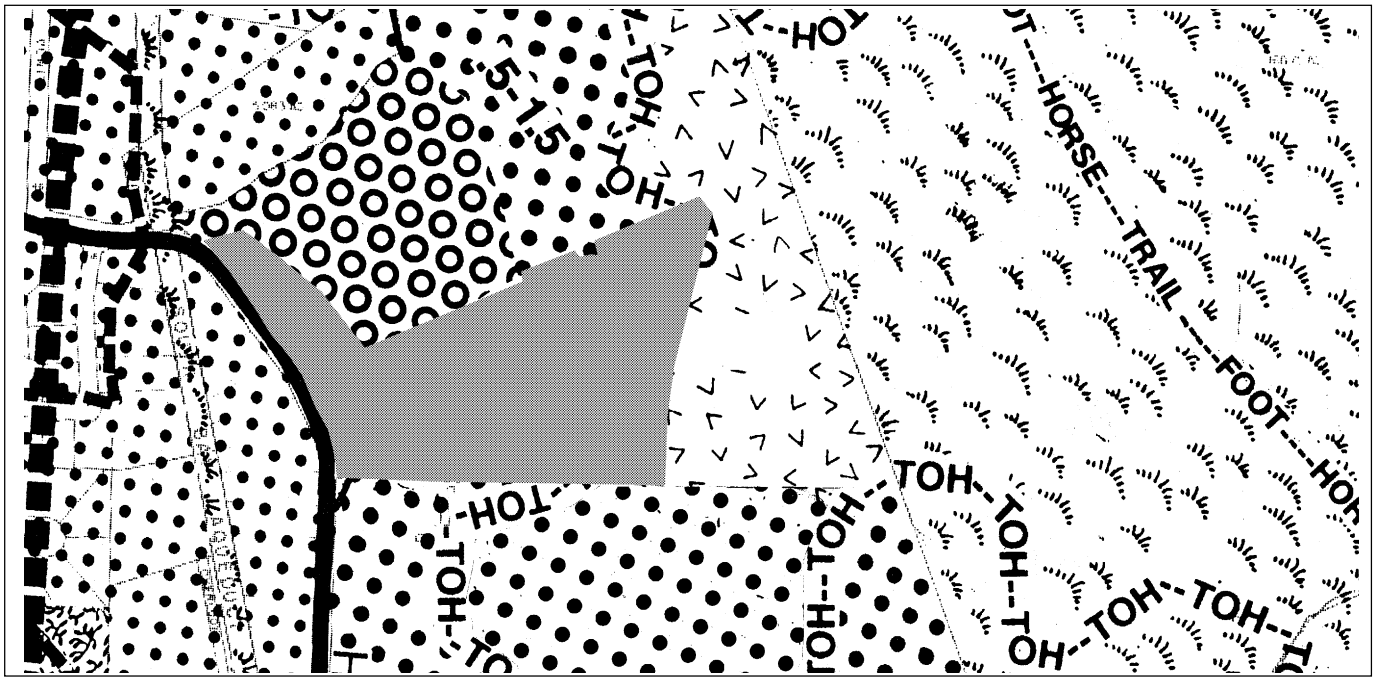
29. The shallow landslide contained in Lot 12 and Lot 13 must be detailed for stabilization as part of subdivision grading, subject to review and approval of the City Engineer and the City Geotechnical Consultant.

30. The southern portions of Lot 7 and Lot 8 contain a mapped old landslide. Future residential development plans on Lot 7 and Lot 8 shall be reviewed and approved by the City Engineer and the City Geotechnical Consultant to verify that these special conditions are adequately mitigated.

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number: PLN2002-00325 (GP)
Project Name: Vista Grande Grading
Project Description: To consider a Preliminary Grading Plan for 19 single family lots in the Mission San Jose Planning Area.

Note: Prior arrangements for access are not required for this site.

N

1" = 500'

0' *500'*